

Executive Registry

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NCPC File No. 0885

AUG 10 1971

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Mr. H. F. Offenbacher
Director, Design and Construction Division
General Services Administration
Washington, D. C. 20405

Dear Mr. Offenbacher:

The National Capital Planning Commission, at its meeting on August 5, 1971, approved the preliminary site and building plans for the motor pool garage at the Central Intelligence Agency Headquarters, Langley, Virginia, as shown on NCPC Map File No. 2201.10 (38.00)-26323, sheets 1 and 2, with the request that a landscape plan be submitted with the final site and building plans.

The Commission also requested that the Central Intelligence Agency (1) complete a preliminary master plan for the Langley site and submit it for Commission review in conjunction with the final plans for the garage or prior thereto and (2) confer with the National Park Service on the continued use of Central Intelligence Agency buses on the George Washington Memorial Parkway prior to the submission of final site and building plans for the garage.

A copy of the report of the Commission's Federal Planning and Projects Committee, as approved by the Commission, is enclosed for your information.

Sincerely yours,

(Sgd.) Charles H. Conrad

Charles H. Conrad
Executive Director

OL 1 4387

Enclosure

cc: Mr. L. K. White, Executive Director, Central Intelligence Agency ←

WASHINGTON, D.C. 20576

NCPC File No. 0885

CENTRAL INTELLIGENCE AGENCY, LANGLEY, VIRGINIA
MOTOR POOL GARAGE

Report of the Federal Planning and Projects Committee

August 5, 1971

The Committee recommends that the Commission approve the preliminary site and building plans for the motor pool garage at the Central Intelligence Agency Headquarters, Langley, Virginia, as shown on NCPC Map File No. 2201.10 (38.00)-26323, sheets 1 and 2, with the request that a landscape plan be submitted with the final site and building plans.

The Committee also recommends that the Commission request that the Central Intelligence Agency (1) complete a preliminary master plan for the Langley site and submit it for Commission review in conjunction with the final plans for the garage or prior thereto and (2) confer with the National Park Service on the continued use of Central Intelligence Agency buses on the George Washington Memorial Parkway prior to the submission of final site and building plans for the garage.

* * *

The Committee has reviewed the preliminary site and building plans for the Motor Pool Garage at Central Intelligence Agency Headquarters at Langley, Virginia, submitted by the Public Buildings Service (GSA) on behalf of the Central Intelligence Agency.

Project Description

The Central Intelligence Agency has for years maintained a small repair and storage garage at various locations in Arlington County while dispatching activities and most of the fleet of vehicles in the motor pool were kept at Langley Headquarters site. Dissatisfaction with leased facilities and a need to improve operational efficiency has resulted in a decision to bring together the garage and the motor pool into one facility at Langley.

The site consists of 4.5 acres that is partly on Agency property and partly on land being used by CIA under a permit from the Department of Transportation. Parking will be provided for 120 vehicles plus 10 ground maintenance vehicles. Umbrella-type roof structures will be used to cover the parking spaces.

The precast concrete building will contain maintenance servicing, storage lockers, and administrative facilities. It will be 16,380 square foot in size and will be 26 foot in height.

The impact on existing traffic in the area will be minor in that the motor pool and dispatching service are already centered at the Headquarters site. There would be less than one-half of one percent increase in the number of vehicles at Langley. The increased on-site vehicle count which may seem to be detrimental would be offset by a reduction in traffic generated by an off-site garage.

Environmental Statement

The environmental aspects of the proposal are described by the PBS as being minor. Construction of the building will necessitate removal of about 20 trees, 8 inches to 12 inches in size, and some scrub. The parking area is to be located in what is now a treeless open field. Relocation of a surface drainage swale will not impede established runoff patterns and will be adequate to take on increased runoff from the proposed hardstand and roofs. Likewise, the drainage structures into which the swale flows are adequate to accept the roof and hardstand drainage increases. Protection against erosion and stream silting during construction will be assured by the requirements in the contract documents for cover on exposed slopes and temporary earth storage piles. The site plan design includes provision of new screen planting around the building and parking areas resulting in a net increase of trees and ground cover over that of the existing conditions.

Employment and Housing Availability

The proposed project will cause the shift of 13 employees from the Arlington site to Langley. Four of these employees earn between \$12,000 to \$17,500 per year, a moderate-income range. All presently live within 45 minutes commuting time to Langley and drive to work. All but one, a secretary, own their present residence. Commuting time will improve for over 80% of these employees. Their housing and transportation needs will remain the same; none expect to change their place of residence.

Project Evaluation

- A master plan for the long range development of the CIA Headquarters at Langley has not been submitted for Commission review and therefore the Commission does not have the normal context within which to evaluate this project. However, several preliminary versions of a master plan have been

reviewed with the staff. These preliminary master plan alternatives are currently being revised due to anticipated changes in the Headquarters site boundaries as a result of the excessing of adjacent Federal properties.

The proposed location of the motor pool garage is adjacent to the power plant and parking areas and because of topographic conditions is proposed as a service area in all of the alternative development proposed now under consideration. The Committee urges the CIA to complete its master plan and submit it for Commission review as soon as possible so that there is a proper guide for the review of future projects.

The Committee also requests that a landscape plan be submitted with the final plans for this project which indicates screening of the parking and treatment of the relocated stream with more of a landscaped character.

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